144.0	0007	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,360,000	/	1,360,000
USE VALUE:	1,360,000	/	1,360,000
ASSESSED:	1,360,000	/	1,360,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTLARCHYK LINDSAY & MAX
Owner 2:	
Owner 3:	
Street 1:	153 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON KEVIN & WILLIAM T -
Owner 2:	-
Street 1:	154 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 2914 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4456.000	917,100		442,900	1,360,000
Total Card	0.102	917,100		442,900	1,360,000
Total Parcel	0.102	917,100		442,900	1,360,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.79 | /Parcel: 466.79

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	94463
GIS Ref	
GIS Ref	
Insp Date	09/13/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	917,100	0	4,456.	442,900	1,360,000		Year end	12/23/2021
2021	101	FV	887,300	0	4,456.	442,900	1,330,200		Year End Roll	12/10/2020
2020	101	FV	882,500	0	4,456.	442,900	1,325,400	1,325,400	Year End Roll	12/18/2019
2019	101	FV	757,500	0	4,456.	415,300	1,172,800	1,172,800	Year End Roll	1/3/2019
2018	101	FV	307,600	0	4,456.	343,300	650,900	650,900	Year End Roll	12/20/2017
2017	101	FV	101,900	0	4,456.	315,600	417,500	417,500	Year End Roll	1/3/2017
2016	101	FV	101,900	0	4,456.	287,900	389,800	389,800	Year End	1/4/2016
2015	101	FV	90,300	0	4,456.	282,400	372,700	372,700	Year End Roll	12/11/2014

!11275!

PRINT

Date	Time
12/30/21	12:13:41

LAST REV

Date	Time
05/26/21	14:24:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON KEVI	69849-253		8/29/2017		1,425,000	No	No		
MAC DONALD THOM	64273-4		9/24/2014	Estate/Div	300,000	No	No		
	19457-265		11/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	94463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2016	1371	Demoliti	2,500	C				
4/21/2016	485	New Buil	351,000	O				rebuild house to p
11/3/2004	1055	Re-Roof	5,784					
11/18/2002	963	Siding	3,200					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2017	Measured	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
6/16/2017	Permit Visit	DGM	D Mann
2/27/2017	Permit Visit	DGM	D Mann
8/31/2016	Permit Visit	DGM	D Mann
7/17/2015	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
11/17/2008	Meas/Inspect	336	PATRIOT
2/6/2003	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4456		Sq. Ft.	Site		0	80.	1.24	9									442,944						442,900	

Total AC/HA:	0.10230	Total SF/SM:	4456	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,944	Spl Credit		Total:	442,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08138871
Const Adj.:	1.34986496
Adj $ / SQ:	189.765
Other Features:	86022
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	928215
Depreciation:	11139
Depreciated Total:	917076

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

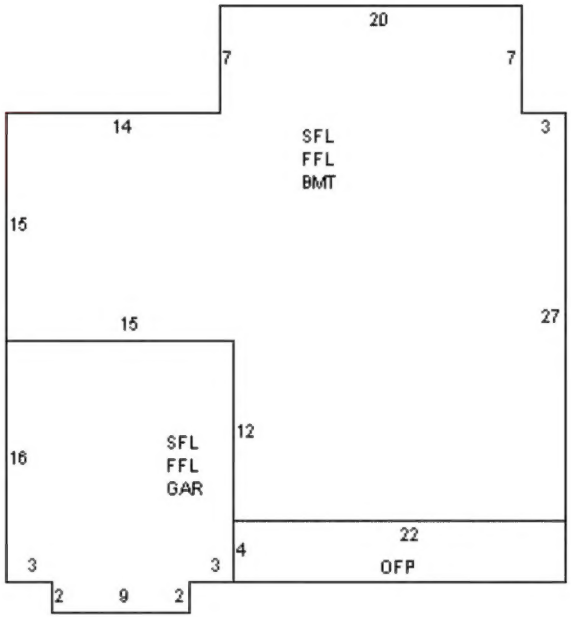
No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	277.06
Special Features:	0	Val/Su Net:	245.28
Final Total:	917100	Val/Su SzAd	376.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,217	189.760	230,944
SFL	Second Floor	1,217	189.760	230,944
BMT	Basement	959	78.280	75,069
GAR	Garage	258	33.330	8,599
OFP	Open Porch	88	47.580	4,187

Net Sketched Area:	3,739			Total:	549,743
Size Ad	2434	Gross Area	3739	FinArea	2914

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	